

LA VALLE

HENLEY BROOK

The perfect view of your new
life in the Swan Valley.



lavallehenleybrook.com.au



PERTH
30 MIN

INDIAN OCEAN

PERTH AIRPORT
22 MIN

MIDLAND SHOPPING
PRECINCT
AND
HOSPITAL

GUILDFORD
HERITAGE
AREA

GUILDFORD ROAD

REID HWY

TONKIN HWY

WHITEMAN
PARK
STATION

WHITEMAN
PARK

WEST SWAN ROAD

WHITEMAN
EDGE
SHOPPING
CENTRE

METRONET

SWAN VALLY
VINEYARDS
& ATTRACTIONS
5 MIN

PARK STREET

HENLEY BROOK
BUS
INTER-
CHANGE

ELLENBROOK
SHOPPING
CENTRE
6 MIN

ELLENBROOK
STATION
6 MIN

DRUMPELLIER DRIVE

FUTURE
PRIMARY
SCHOOL

STARFLOWER ROAD



FUTURE
PRIMARY
SCHOOL

HENLEY STREET

FUTURE
PARK

ELLENBROOK
AND AVELEY
SCHOOLS
5 MIN

ANDERSONS DR

SANDOWN CIRCLE

Existing Residential

ARDENNES DR



- Release 2
- Release 1
- Future Release
- Footpath
- Drainage Pit
- Manhole
- Water Connection
- H Hydrant
- Electricity Pillar
- NBN
- Stormwater Connection Pit
- High Level Soakwell Outlet
- ☀ Streetlight
- Ⓢ Sewer Connection
- Retaining Wall
- 38.18 Ground Height
- ⊠ Designated Garage

All Dimensions and Areas are subject to survey. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only.

ESTATE PLAN - Lot Servicing Information

Janine Newman | 0448 881 581 | www.lavallehenleybrook.com.au

LA VALLE

HENLEY BROOK

LA VALLE

HENLEY BROOK

The perfect location for the perfect lifestyle.



Nestled in Henley Brook, between the changing colours of the Swan Valley vineyards and Whiteman Park conservation reserve with an abundance of native flora and fauna.



The Swan Valley is on your doorstep with over 80 cafes and restaurants, wineries, breweries plus the Vines International Golf Course. <https://www.swanvalley.com.au/Home>



Less than 30 minutes from the Perth CBD.



An easy hop to the major shopping precincts of Ellenbrook, Morley and Midland, plus the charming Guildford Heritage Area shops, restaurants, and cafes.



Just minutes from the new Metronet Line opening in 2024, with Train Stations at Whiteman Park and Ellenbrook. <https://www.metronet.wa.gov.au/projects/morley-ellenbrook-line>



Neighbourhood shopping just minutes away at Whiteman Edge Village: <https://www.whitemanedgevillage.com.au/>



Direct access to Perth Airport via Reid Highway and Tonkin Highway.



Visit the friendly animals at Caversham Wildlife Park or the Cuddly Animal Farm. <https://www.cavershamwildlife.com.au/> <http://www.cuddlyanimalfarm.com.au/>



Convenient access to a variety of local childcare centres.



A wide choice of public primary schools, secondary schools as well as Private schools. A short walk to the future primary schools planned along Henley Street.



St John of God Public and Private Hospital in Midland.



Local medical centres.

At La Valle you will have the freedom and space all year round. We have everything you need to make La Valle your home - what are you waiting for?

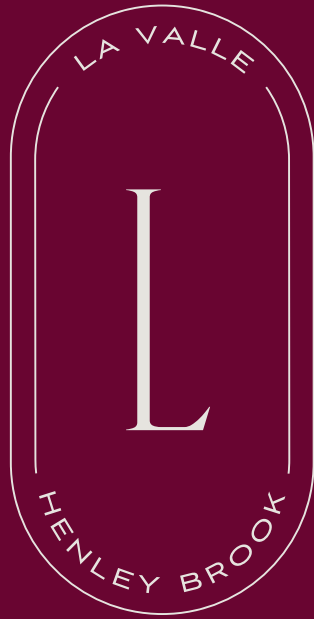
All homesites are NBN ready and come with complementary front landscaping and fencing packages.



La Valle Private Estate is carefully designed to blend in with the natural environment, enhancing the safe and peaceful lifestyle that families come to expect.

La Valle, in one of the fastest growing communities in Perth, offers a chance to enjoy an exceptional lifestyle in a vibrant community, with family friendly streetscapes and easy access to playgrounds, a wide choice of schools, a range of shopping centres, and great weekend activities.

Weekends 'playing tourist' in your own backyard will become common. The wineries and restaurants are only minutes away and all the family will love the activities at Whiteman Park, the Cuddly Animal Farm and of course the Margaret River chocolate factory.



Sales Enquiries

Janine Newman

0448 881 581

janine.newman@landgroupwa.com.au

lavallehenleybrook.com.au